| 152.0 | 0009 | 0008.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 735,200 / 735,200 |
| | | | | | USE VALUE: | 735,200 / 735,200 |
| | | | | | ASSESSED: | 735,200 / 735,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 83 | | GRAND VIEW RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MCLAUGHLIN HOLLY M |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 83 GRAND VIEW RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MURRAY WILLIAM R--ETAL - |
| Owner 2: | MURRAY BARBARA M - |
| Street 1: | 83 GRAND VIEW RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 6,561 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 8 | Ledge |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6561.000 | 241,700 | | 493,500 | 735,200 |
| Total Card | 0.151 | 241,700 | | 493,500 | 735,200 |
| Total Parcel | 0.151 | 241,700 | | 493,500 | 735,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.56 | /Parcel: 510.5

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 101268

**GIS Ref**

**GIS Ref**

**Insp Date** 05/22/18

## PREVIOUS ASSESSMENT

Parcel ID: 152.0-0009-0008.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 241,800 | 0 | 6,561. | 493,500 | 735,300 | 735,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 195,700 | 0 | 6,561. | 462,600 | 658,300 | 658,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 198,900 | 0 | 6,561. | 382,400 | 581,300 | 581,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 198,900 | 0 | 6,561. | 351,600 | 550,500 | 550,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 198,900 | 0 | 6,561. | 320,800 | 519,700 | 519,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 187,200 | 0 | 6,561. | 314,600 | 501,800 | 501,800 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 187,200 | 0 | 6,561. | 292,400 | 479,600 | 479,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 187,200 | 0 | 6,561. | 278,200 | 465,400 | 465,400 | | 12/13/2012 |

!11965!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 02:05:24 |

**LAST REV**

| Date | Time |
|---|---|
| 06/18/18 | 13:41:52 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11965

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MURRAY WILLIAM | 69272-510 | | 5/12/2017 | Estate/Div | 537,500 | No | No | | |
| | 18410-474 | | 7/1/1987 | | 70,000 | No | No | | A |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 101268 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/31/2018 | 725 | Redo Kit | 20,000 | C | | | | |
| 10/3/2017 | 1297 | Re-Roof | 2,500 | C | | | | |
| 8/16/2017 | 1046 | Manual | 6,000 | C | | | | |
| 10/8/2013 | 1495 | Re-Roof | 5,500 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/22/2018 | Inspected | CC | Chris C |
| 5/2/2018 | MEAS&NOTICE | BS | Barbara S |
| 2/6/2014 | Info Fm Prmt | EMK | Ellen K |
| 11/8/2008 | Meas/Inspect | 189 | PATRIOT |
| 11/23/1999 | Meas/Inspect | 268 | PATRIOT |
| 7/14/1993 | | PC | PHIL C |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6561 | | Sq. Ft. | Site | | 0 | 80. | 0.94 | 9 | | | | | | | | | 493,466 | | | | | | 493,500 | |

Total AC/HA: 0.15062 | Total SF/SM: 6561 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 493,466 | Spl Credit | Total: 493,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1924 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Fair |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98000199 |
| Adj $ / SQ: | 165.375 |
| Other Features: | 60000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 350279 |
| Depreciation: | 108586 |
| Depreciated Total: | 241693 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | M |
| Totals | | | |
| 1 | 7 | 3 | |

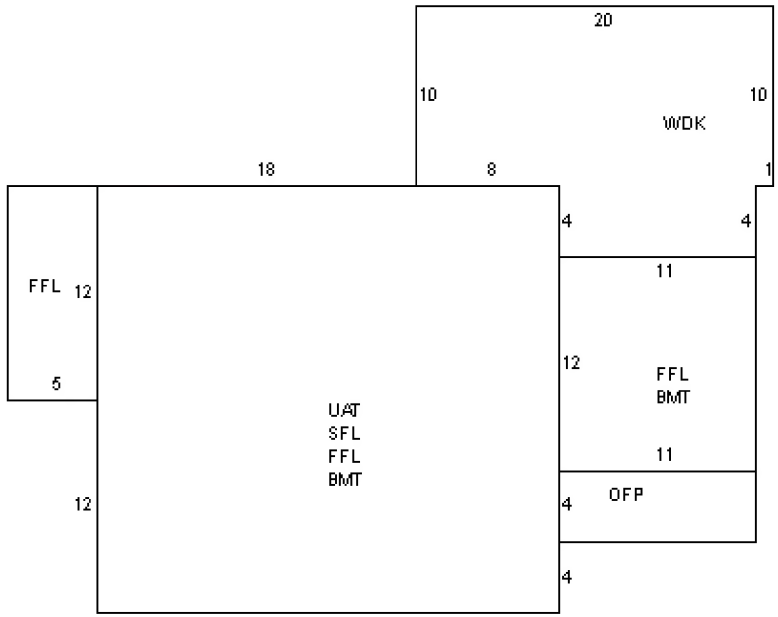
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 165.38 |
| Special Features: | 0 | Val/Su Net: | 91.55 |
| Final Total: | 241700 | Val/Su SzAd | 167.85 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 816 | 165.380 | 134,946 |
| BMT | Basement | 756 | 49.610 | 37,507 |
| SFL | Second Floor | 624 | 165.380 | 103,194 |
| WDK | Deck | 244 | 9.900 | 2,415 |
| UAT | Upper Attic | 156 | 66.150 | 10,319 |
| OFP | Open Porch | 44 | 43.120 | 1,897 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,640 | | | Total: | 290,278 |
| Size Ad | 1440 | Gross Are | 3108 | FinArea | 1440 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

152.0-0009-0008.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|